

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – VGTM UDA, - Change of land use from Residential use to Commercial use in D.Nos.195(P) & 196/C2(P) of Agathavarappadu(V), Pedakakani(M), Guntur District to an extent of 4131.70 Sq.Mtrs(After deduction of six lane road affected portion of NH) –Confirmation – Orders – Issued.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT(I2) DEPARTMENT

G.O.Ms.No. 361

Dated:26.07.2013

Read the following:-

- 1.From V.C., VGTMUDA, Divisional Office, Guntur, Lr.Rc.No.E2-226/2012, Dt.09.01.2013.
2. Memo No.1034/ I₂ / 2013-1 Dated:30.04.2013.
- 3.From V.C., VGTMUDA, Divisional Office, Guntur, Lr.Rc.No.E2-226/2012, Dt.11.07.2013.

ORDER:

The draft variation to the Zonal Development Plan of Namburu issued in Government memo 2nd read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.298, Part-I, dated.04.05.2013. No objections and suggestions have been received from the public within the stipulated period. It is reported by the Vice Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Divisional Office, Guntur that the applicant has paid an amount of Rs.1,23,960/- (Rupees One Lakh Twenty three Thousand Nine Hundred and sixty) towards development charges. Hence, the draft variation is confirmed.

2. The appended notification shall be published in an Extraordinary issue of Andhra Pradesh Gazette, dated:31.07.2013.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Dr.S.K.JOSHI
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.
The Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban
Development Authority, Vijayawada.

Copy to:

The applicant through the Vice-Chairman, VGTM UDA, Vijayawada.
The Special Officer and Competent Authority, Urban Land Ceiling, Guntur.
The District Collector, Guntur.
Sf/Sc.

// FORWARDED :: BY ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

In exercise of the powers conferred by sub-section (2) of section 12 of the Andhra Pradesh Urban Areas (Development) Act, 1975 (Act-I of 1975), the Government hereby makes the following variation to the Zonal Development Plan of Namburu, the same having been previously published in Extraordinary issue of Andhra Pradesh Gazette No. 298, Part-I, dated.04.05.2013 as required by sub-section (3) of the said section.

VARIATION

The site measuring to an extent of 4131.70 Sq.mts is falling in D.Nos.195(P) & 196/2C(P) of Agathavarappadu Village, Pedakakani Mandal, Guntur District. The boundaries of which are given in the schedule below and which was earmarked for residential Use in the Zonal Development Plan of Namburu sanctioned in G.O.Ms.No. 680, M.A., dated: 29.12.2006, is now designated for Commercial Use as shown in Modification to the Zonal Development Plan vide M.Z.D.P.No. 01/2013/NBR/GNT which is available in the office of the Vijayawada-Guntur-Tenali-Mangalagiri Urban Development Authority, Divisional Office, Guntur, subject to the following conditions:

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1. that the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
2. that the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
3. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. the change of land use shall not be used as the proof of any title of the land.
5. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall bring the building inconformity with rules before approaching the VGTM UDA for regular permission.
7. The road affected portion of 166 Sq.Mtrs of site area shall be handed over to NH Authority for the formation of 6 lane road.
8. any other conditions as may be imposed by Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada.

SCHEDULE

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| NORTH: | The site falling in D.Nos.195(P), 196/2C(P) of Agathavarappadu Village, Pedakakani Mandal, Guntur District. |
| SOUTH: | The site falling in D.Nos.195(P), 188 of Agathavarappadu Village, Pedakakani Mandal, Guntur District. |
| EAST: | The site falling in D.No.195(P) of Agathavarappadu Village, Pedakakani Mandal, Guntur District. |
| WEST: | The site falling in existing NH-5 Bypass road in D.No.196/2C(P), of Agathavarappadu Village, Pedakakani Mandal, Guntur District. |

Dr.S.K.JOSHI
PRINCIPAL SECRETARY TO GOVERNEMENT

SECTION OFFICER